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COMMUNITY PLANNING ASSOCIATION OF CANADA
L'ASSOCIATION CANADIENNE D'URBANISME
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DO NOT REMOVE FROM THE

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ONTARIO PLANNING NEEDS REVISION?

The Ontario Division held its fall conference at the Cara Inn in Mississauga on November 5th, 6th, and 7th. The topic selected was "The Ontario Official Plan". There were 175 registrants.

Ontario is in the midst of massive municipal reorganization with regional and area government bodies replacing councils of small municipalities and counties. The membership of the Ontario Division is closely connected with the changes in planning which this reorganization is necessitating. The executive of the Division therefore felt it most opportune to have a look at the key planning instrument in Ontario – the Official Plan.

The ground upon which the Official Plan was to be studied was laid by Mr. Humphrey Carver on the first night of the conference. Mr. Carver, who recently retired as Chairman of the Advisory Group, CMHC has had 40 years experience of the contrary forces which are at work on the formation of the physical environment. These he charted. Man seeks order in all his activities but the different forms of order demanded by economics, by social justice, by ecology, and by environmental amenity produce a climate of competition within which physical planning is in constant disarray. It is believed that Mr. Carver is to develop and publish his thesis at length.

On the morning of the 6th, the legal firm of Greenspan and Vaughan of Toronto presented a paper giving their interpretation of and their experience with the "Official Plan". This firm has a conjoint teaching appointment in planning at the University of Waterloo. The stakes in urban development in Ontario were shown to have become so high that profits not of millions but of tens of millions are there for the successful. The importance of the Official Plan in the battle for money could be seen in the forty words of the Ontario Planning Act:

Norwithstanding any other general or special Act, where an official plan is in effect, no public work shall be undertaken and ... no by-law shall be passed for any purpose that does not conform therewith.

Messrs. Greenspan and Vaughan's experience with developers, planners and outraged homeowners were laid out for consideration and suggestion for the revision of the Act and the accordance of pitfalls in the preparation of plans, were made.

Under the title of "Did we hear you correctly?" four persons discussed this legal presentation. Each represented one of the forms of "order" mentioned by Mr. Carver. These four and their labels were: C.A. Bunting "Developer", Margaret Scrivener, MPP, "Politician", Donald Taylor "Bureaucrat" and W. Wronski, "Planner".

The suggestion was made that if the Official Plan was unsatisfactory, it could be changed to the U.S. type of Master Plan and become challengeable in the Courts. It was however pointed out that changes under this U.S. system can often take eight years. One of the consultants saw "civilized battles" as a proper part of planning and "civilized battles" conducted under a tribunal were better than if carried out on strictly legal lines. In fact the legal aspects of Official Planning were thought to have been overemphasized. The developer spoke of the need for protection of private investment in land against the effects of retroactive changes in the plan and the whimsical selfish attacks by citizen groups. Citizen participation was essential, all recognized, but citizen "control" in support of the status quo was questioned in a growing city. This led to a lively discussion but the question was unresolved.

At the dinner on the evening of the 6th, Mr. J.A. Kennedy spoke. He had five days earlier retired as Chairman of the Ontario Municipal Board after twelve years of service.

Mr. Kennedy said that a complete reliance on majority rule would result ultimately in the law of the jungle prevailing. An objective of democracy is justice. He noted the conflict which exists within a municipal council to act with justice and yet to act to the benefit of the assessment balance. A non-elected tribunal not subject to the pressures of conflicting responsibilities was necessary, he firmly believed, in order to preserve the rights of minorities and of individuals. Citizen participation at the start of an Official Plan is better than at the end but the Planning Act makes no requirement for this. He believed the Act needed very considerable revision.

At the morning session on the 7th, the "statements" arising from the group discussions of the previous day were presented to Messrs. Keith Bain and Milton Farrow for official Provincial Comment. Mr. Bain is "Director of Local Planning Policy" and Mr. Farrow is "Director, Plans Administration" within the Provincial department which handles municipal affairs and official plans. These statements follow:

Statement one: Until the Province defines the areas of authority Metro Toronto has great difficulty in producing an official plan.

Statement two: Under present laws, zoning by-laws to implement the official plan of a Regional Municipality, must be implemented by area municipalities. This adversely influences the making of a truly Regional Plan.

Statement three: The continuing need for the provision of a balance between industrial and residential assessment is still the evil influence on land use planning.

Statement four: Most planners think that the Official Plan should be part of a flexible planning process whereas many ratepayers and developers demand a degree of certainty and stability over as long a period of time as possible.

Statement five: Major Provincial proposals such as the Toronto Centred Region Plan, the Hydro Corridor, and the Niagara Escarpment Plan are still uncertain. This causes delays and uncertainties in the making of Official Plan.

Statement Six: The Province, by being generous in support of planning costs to Regional Governments, appears to be squeezing other forms of municipalities into accepting Regionalism.

Statement seven: There is a great lack of understanding of planning in Ontario by ratepayers, planning board members and elected representatives. Some questions are: Should the Province give out more publications explaining policies and information to assist in planning? Can the Community Planning Association assist in this regard? ▽

urban congress
congrès urbain

(N.D.L.R. La version française de ce rapport sera publiée dans le prochain numéro).

TOWARD MORE EFFECTIVE LOCAL GOVERNMENT

The **1971 Urban Congress** left no doubt about the serious concern of Canadians about the future of local government. CPAC therefore decided to continue the Urban Congress program in 1972, by considering various ways in which local government might adapt to the challenge and change of the rest of the century.

Basically, it consisted of a two-part questionnaire mailed to all CPAC members as well as to many groups and non-members who had participated in the first Urban Congress. Unfortunately, financial constraints delayed the start of the new program, but the excellent and prompt returns allowed a thorough analysis during the summer months.

The following 'progress report' of the results so far, while interesting in itself, should be of help in the continuing series of meetings, seminars and discussions being arranged by the various provincial Divisions of CPAC.

Nature of the Poll

It is impossible to achieve absolute impartiality or objectivity in the framing of any survey, let alone this poll. Quite to the contrary: our choice of issues and questions was deliberate, reflecting CPAC's aims for this program: *to stimulate interest in and discussion of the institution of municipal government.* We believe this purpose is being achieved, but - and unfortunately - at the expense of 'accurate' statistics. We are therefore all the more interested in the wealth of information and impressions contained in the many responses.

The 'Short Poll'

The 'short poll' was designed as a prepaid, easy-to-return questionnaire to ensure a quick and high percentage return. This gave us an early indication of the high interest in the program, provided a thumbnail sketch of respondents' thoughts and feelings, and proved a valuable preparation for the fuller analysis of the obviously more important 'long poll'.

A sample of 500 returns was selected, representing about 6% of the potential 8500 respondents. What are the results?

- **84% claimed to 'know' their present elected municipal representative.**
- **Almost 60% favoured more women in municipal government.**
- **Only 33% voted "Yes" for the introduction of a civic party system.**
- **80% favoured a more frequent revision of municipal electoral boundaries.**
- **60% thought municipal government weakened by fragmentation of responsibilities to other bodies.**
- **63% favoured a consolidation of all such functions under one council.**
- **But only (or as many as) 53% were ready to include school boards, and thereby place them under the control of municipal councils.**
- **Only 25% thought that municipal experience should be a prerequisite to being elected to the provincial or federal governments.**
- **Almost two-thirds did NOT think that their municipal council provides "an adequate, continuing form for citizens to contribute to the community's goals and programs".**

The 'Long Poll'

The response to the 'long poll' was roughly half that of the 'short poll'. This was a gratifyingly high return, perhaps due partly to the topic itself, and partly to the 'loading' of questions to challenge and stimulate. Obviously, respondents to the long poll could be expected to differ from those who had only chosen to answer the short poll. This was confirmed on several counts:

- **This time, almost 50% favoured a civic party system.**
- **64% did not favour larger councils. This response also confirms the next result:**
- **87% were against replacing the geographical basis of representation by 'interest-based' representation.**
- **Half the respondents think that municipal councils need a 'watchdog'.**
- **Again, about 60% were concerned about fragmentation of responsibilities among competing, overlapping bodies. This time only 51% favoured a consolidation of functions.**
- **In this group, only 60% favoured a more frequent revision of electoral boundaries.**
- **An overwhelming percentage (over 80%) feel that social planning aspects are neglected in making development decisions.**

The value of the 'long poll' lies in the variety and depth of answers given. Unfortunately, however, they do not lend themselves to summation or easy cataloguing, therefore. A reference copy of the full analysis of the 'long poll' (and 'short poll' too) is available at all CPAC offices for those who would wish to follow certain responses up in greater detail. We are restricted here to an indication of the overall state of concern.

Overall Impressions

1. Much of the concern about the effectiveness of local government deals with the *lack of citizen participation and the gross apathy within the local politics.* Many respondents mentioned this factor as an underlying weakness of local government. It was felt that increased participation and a more concerned public could help make local government responsive to the needs of the future.

In order to achieve the goal of increased participation and overcoming of political apathy, several points were raised by the respondents:

I The mass media have an important role to play. Through more comprehensive, in-depth reporting and a less negativist sensationalism-oriented attitude, it could increase citizen interest and conversely, local government credibility and legitimacy.

II Dialogue between citizen and elected representatives could be increased between elections. There is a great need for a continuing public forum through which the citizenry can meaningfully influence local policy-making.

III Not only does this forum have to exist legally, but the representatives must genuinely listen to the citizens and act upon their wishes.

IV If a party system at the municipal level existed, it might be able to mobilize the electorate and create a sense of community involvement.

2. A second basic need is for *more competence in municipal office.* Courses were suggested by some, for prospective candidates to initiate them to the functions of local government. But more basically, the attitude of both politicians and citizens towards local government must change. The current assumption that local government is a caretaker of roads and sewers and merely a stepping stone to further prominence at the provincial and/or federal levels must change. The feeling was that local government is important by itself and shall be even more so as we tackle the problems of the seventies.

3. Another recognizable need is for a *complete review of the municipal tax base.* The present property tax is regarded by many respondents as inadequate if we are to meet urban needs in the seventies. Some mentioned the flight of population and wealth to the suburbs from the core-city, a movement which often results in depreciation of services in the old parts of the city. In order to capture tax money that escapes to the suburbs, many respondents indicated the need for regional amalgamation of services and jurisdictions. A local personal income tax was suggested, as well as a local capital gains tax and a greater use of "user taxes".

4. The *municipality should be able to set its own priorities,* not be dictated to by the senior governments. The local government is closest to the people and is more aware of basic local needs than the other levels of government. Block unconditional grants as well as revision of the tax base could help make the municipality more autonomous.

(cont'd p. 7)

Notice of Special General Meeting

The President, Mr. J. Paul Melin, has called a Special General Meeting of the Association to be held at the "Royal York" Hotel, Toronto, at 9:30 a.m., Saturday, February 24, 1973.

Ottawa, December 29, 1972.

How to beat the system? How can we function better?

We are confident that we shall receive all kinds of valuable views and suggestions from the membership.

"CAN WE COUNT ON YOU?"

Some of the concerns that have been expressed to us are set out below not to limit, but to stimulate your thinking. Please tell us where you would like to see improvement and how, but don't forget to tell us what you think works well and should be retained.

Divisional Elections

* "How wide is the net cast to seek out candidates?"
* "How and when are candidates nominated?"
* "Are elections 'cut and dried', tied to Annual Meetings?"
* "Any views on the Annual Meetings themselves – attendance, accountability to the membership, opportunities for topical discussions etc.?"

Annual General Meeting

* "Opportunity, or necessary legal requirement?"
* "What about nominations 'from the floor'?"
* "Should elections be handled completely separate from Annual General Meetings, e.g. by mail ballot to all members?"
* "New format – should the character of the Meetings be changed to a seminar style to encourage open debate on topical issues?"
* "New purposes – e.g. in-depth review of the state of CPAC across the country – illustrated reports of current Divisional and Branch activities?"

National Council

* "Should Divisional Chairmen automatically become members of the National Council?"
* "Should the election of National Councillors be changed – e.g. nominations, candidate elegibility and qualifications, duration of term, etc.?"
* "Composition of National Council – who should serve on the Council?"

CPAC 'Undemocratic'?

* "Even CPAC needs to be organized; it cannot operate on good intentions alone – although legal and administrative rigmorale has always been played down, but even then, because of the 'quiet', unobtrusive manner in which CPAC 'ticks over', many members do not understand how things really work: do we need more structure – or less?"
* "Do we need more procedures or fewer?"
* "Are members discouraged or prevented in any way from becoming more active in CPAC's activities, running for office or actually being elected?"
* "How can the passive member be motivated?"

A day-long session has been planned to allow ample time for the above and a wide range of other issues to be fully discussed. The order of business for the meeting will be compiled from the issues proposed by members, which should be forwarded to the CPAC National Office by February 12, 1973. Items raised 'from the floor' will also be considered, but prior notice is desirable so that adequate study may be made and the requisite background material prepared.

Members need not be present to participate: all written comments, suggestions and proposals from members will be reproduced and circulated at the meeting.

As a member of CPAC your participation is of vital importance to the Association's growth and effectiveness and you are cordially invited to participate.

J. Paul Melin, President

Avis d'une assemblée générale spéciale

Le président, M. J. Paul Melin, a convoqué une assemblée générale spéciale des membres de l'Association, laquelle sera tenue à l'hôtel "Royal York" à Toronto, à 09h30, samedi le 24 février 1973.

Ottawa, le 29 décembre 1972.

Comment déjouer le système? Comment mieux s'administrer?

Nous sommes confiants que les membres nous communiqueront toutes sortes d'idées et de suggestions.

"POUVONS-NOUS COMPTER SUR VOUS?"

Quelques-unes des questions déjà soulevées sont mentionnées ci-bas, mais dans le seul but de vous inciter à la réflexion. Veuillez nous laisser savoir ce que vous n'aimez pas dans l'administration de l'A.C.U., tout en nous indiquant les aspets satisfaisants dans le système actuel.

Les élections dans les divisions

* "Les candidats sont-ils choisis sur une base assez large?"
* "De quelle façon et à quel moment les candidats sont-ils choisis?"
* "Les élections sont-elles simplement reliées à l'assemblée annuelle?"
* "Avez-vous des commentaires concernant les assemblées: les présences, les rapports aux membres et l'opportunité de discuter de sujets d'actualité, etc.?"

Assemblée générale annuelle

* "Est-ce une opportunité ou une nécessité légale?"
* "Que dire des nominations venant de l'assemblée?"
* "Les élections devraient-elles être séparées de l'Assemblée générale en faveur du scrutin par la poste?"
* "Nouvelle formule: devrait-on modifier le caractère de ces assemblées pour en faire des séminars qui favoriseraient la discussion sur des sujets d'actualité?"
* "Nouveaux objectifs: revue en profondeur des activités de l'A.C.U. à travers le pays – rapports audio-visuels des activités des divisions et des sections?"

Le Conseil national

* "Les présidents de divisions devraient-ils continuer d'être automatiquement membres du Conseil national?"
* "Les procédures d'élection des membres du Conseil National devraient-elles être modifiées – l'éligibilité, les qualifications, la durée du mandat, etc.?"
* "La composition du Conseil national: qui devrait servir le Conseil?"

L'A.C.U. non-démocratique?

* "Même l'A.C.U. doit être bien organisée; elle ne peut s'administrer sur foi de bonnes intentions seulement – même si les exigences légales et administratives ont toujours été reléguées au second plan, et qu'à cause de la façon peu bruyante que l'A.C.U. s'administre, plusieurs membres n'en connaissent pas réellement les mécanismes: devrions-nous être plus structurés ou moins structurés?"
* "Avons-nous besoin de mécanismes additionnels?"
* "Devrions-nous mieux renseigner les membres sur le fonctionnement de l'Association?"
* "Encourageons-nous les membres à devenir plus actifs dans les affaires de l'A.C.U., à rechercher des responsabilités et à être élus?"
* "Comment motiver le membre passif?"

Une session d'une journée a été prévue pour permettre la discussion de tous les points énumérés ci-haut, de même que toute une gamme d'autres questions. L'ordre du jour sera établi en fonction des sujets identifiés par les membres, et les suggestions devraient parvenir au Bureau national avant le 12 février 1973. Les questions soulevées dans la salle seront aussi discutées, mais il est préférable d'en connaître la nature au préalable, afin d'en permettre une étude appropriée et d'accumuler les données nécessaires.

Les membres qui ne peuvent assister à l'assemblée peuvent participer: tous les commentaires écrits, les suggestions et les propositions seront reproduits et distribués aux membres présents pour discussion.

En tant que membre de l'A.C.U., votre participation à la croissance et à l'efficacité de l'Association, est très importante. Vous êtes cordialement invité à participer.

J. Paul Melin, président.

(cont'd from p. 2)

5. *Planning* should put less emphasis on physical-economic aspects and should include more social and cultural considerations.

6. A *citizen watchdog* such as an ombudsman or financial manager would help the citizens cut through red tape and make Council more responsive to civic needs.

7. Most respondents thought local government was weakened by *fragmentation* of responsibility. They thought all local functions should "be brought under one roof". However, the response indicated less willingness to include school boards in this process.

8. Opinion upon the desirability of a *Party system* at the local level was divided almost equally between those who were opposed. Those in favour said a party system would clarify issues, increase accountability, and provide more continuity of policy. Those opposed to this development indicated the opposite effects would be created, issues would become clouded, the representative would spend more time politicking instead of policy-making, and parties would only create confusion since they would be constantly proliferating and changing.

9. The idea of *interest-based representation* is unacceptable to most. It is a suggestion that seems to run counter to our political traditions and cultural values of geographically-based democracy. Some comments were even received that this was a form of 'corporate fascism', but most criticisms referred to its unworkability since interests were always changing.

10. There were respondents who thought that since "we elected our representatives, we should let *them* govern". However, most respondents felt there was an urgent need for *greater citizen participation*, not just at election time. This participation is a necessity in making local government more responsive and democratic.

What Now?

The results indicate a great deal of uncertainty toward experimentation and real change! Yet, there are clear indications of a wish for new structures and forms of local government. The very feeling about more citizen participation would in itself require considerable changes not only on the part of local administrations, but also on the part of the citizenry itself. Far from having found any 'answer' the survey has stirred up more questions and uncovered new ways of looking at the subject. Before society can ever begin to bridge the gulf between *stability* (keeping what is good) and *change* (abandoning the unworkable and trying out new ways), we must continue to face the most difficult problem of all: *to find the right questions*.

The Urban Congress program can provide a continuing forum for many thousands of Canadians to work their way through toward the right questions. I think it must be continued. But whatever the program, surveys and statistics will never be more than what program notes are to a movie. *The important thing is the discussion, dialogue, increased understanding and hopefully, the gradual emergence of a consensus on what municipal government can and should be in Canada.*

Hans Foerstel, Vice-President

Planning vacancies

The City of Hamilton

requires a Principal Planner

(to head the Future Planning-Special Projects Division)

Responsible to the Commissioner of Planning and Deputy Commissioner of Planning

This challenging position involves professional work in urban research dealing with physical, social and economic questions. The successful applicant, responsible for major long range studies, will supervise and participate in the design and implementation of exciting studies of major scope. Dealing with urban growth and renewal, these would include Master Plan concepts and policies, research and special studies.

The individual selected for this position must be a professional urban planner with a post graduate degree from a recognized university and be a member of the Town Planning Institute of Canada or its equivalent. He must be familiar with statistical methods, computer simulation and research techniques to utilize the Department's information system and be capable of writing concise analytical reports. As Division Head, the Principal Planner must also have administrative experience.

Salary Range – $15,636 – $18,658.

Starting salary commensurate with previous experience and ability.

All fringe benefits.

Apply in writing stating all particulars to:

Director of Personnel,
City Hall,
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Publications

"Coût d'aménagement des zones urbanisées: le cas de la ville de Laval", par Réjane Charles, publié par P.U.M., 1972.

CPAC affairs

ADVANCE NOTICE

Following a resolution adopted at the last Annual General Meeting of the Association concerning the democratization of CPAC, the President, Mr. Paul Melin, has called a
SPECIAL GENERAL MEETING
to be held in Toronto, all day,
SATURDAY, FEBRUARY 24, 1973.
Details will be notified shortly.

Les affaires de l'ACU

PRE-AVIS

Comme suite à une résolution adoptée à la dernière Assemblée générale annuelle concernant la démocratisation de l'A.C.U. le Président, M. Paul Melin, a convoqué une **ASSEMBLEE GENERALE SPECIALE** qui aura lieu à Toronto, toute la journée **SAMEDI, 24 FEVRIER 1973.**
Les détails seront publiés bientot.

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'Review' (Non-members) 'Revue' (Non-membres)	$3.00

1973 National Planning Conference – Windsor, Ontario – September 30 to October 3 – NOTE DATES ON YOUR CALENDAR NOW!
Conférence nationale d'urbanisme 1973 – Windsor, Ontario – du 30 sept. au 3 oct. – ANNOTEZ VOTRE AGENDA AUJOURD'HUI!

CONSULTATIONS TRIPARTITES? ... OUI!
POLITIQUE URBAINE NATIONALE? ... NON!

Texte d'une allocution prononcée par M. **J.-Réal Desrosiers,** *maire du Cap de la Madeleine, à l'ouverture des Journées d'Etude organiseés par la Division du Québec à Trois-Rivières les 6, 7 et 8 décembre 1972.*

Quelques 150 délégués participaient à ces assises sur le thème "Où en sommes nous?" – sur les questions de regroupement municipal, de rénovation urbaine et de l'habitation.

L'urbanisation est caractérisée par l'afflux de la population et de l'activité économique dans les localités urbaines. C'est, comme vous le savez, un phénomène extrêmement généralisé et important qui a modifié notre société et continue de la transformer. Il est impossible d'examiner en peu de temps tous les effets que l'urbanisation a eus sur la société canadienne, tous les problèmes auxquels elle a donné lieu et toutes les exigences qu'elle a imposées aux autorités. Je ferai porter mes commentaires sur certains des aspects les plus importants qu'il faut considérer dans l'examen du processus d'urbanisation.

La croissance économique et démographique inégale qui résulte de l'urbanisation a occasionné certains des problèmes les plus cruciaux avec lesquels les gouvernements sont aux prises. L'urbanisation tient en grande partie au progrès économique qui, d'une part, a réduit la capacité du secteur agricole de garder la population dans les régions rurales tandis que, d'autre part, ils ont accru, grâce a l'établissement d'une assise industrielle, les possibilités d'emploi et de mobilité sociale dans les zones urbaines. L'urbanisation est fondamentalement un phénomène de croissance et de régression.

C'est peut-être en Alberta que les disparités de la croissance et de la régression sont les plus manifestes. Près de 74 p. cent de la population de l'Alberta, qui est une des provinces les plus urbanisées du Canada, vit actuellement dans les villes. Toutefois, l'augmentation démographique se manifeste surtout dans ses deux plus grandes agglomérations urbaines, Edmonton et Calgary. Ces deux villes comptent ensemble 51 p. cent de la population totale de l'Alberta.

On peut comparer l'expansion des deux agglomérations métropolitaines avec la régression des zones rurales et la lenteur des taux de croissance des autres régions urbaines de la province d'Alberta avec la croissance de nos deux grandes agglomérations de Montréal et Québec et la régression des autres zones du Québec.

De même nos petites villes connaissent une croissance restreinte, car celle-ci semble de plus en plus s'intensifier dans celles qui possèdent une certaine assise industrielle ou qui sont situées à proximité de Montréal et Québec.

Tous ces faits montrent que les problèmes de l'urbanisation, qui sont fondamentalement des problèmes d'expansion régionale, ne se posent pas uniquement dans les grandes agglomérations urbaines. Par conséquent, le défi que les autorités doivent relever consiste à élaborer les lignes de conduite propres à assurer une expansion plus équilibrée sans nuire à l'expansion elle-même.

Celà ne nie pas les problèmes très réels et identifiables auxquels font face les régions urbaines, et dont les plus importants sont associés à la hausse du prix des terrains et à la construction de logements convenables. Le nombre des propriétaires diminue à un rythme alarmant dans nos régions urbaines métropolitaines. La hausse du prix des terrains et des services publics a contribué au coût élevé des maisons et le prix des terrains destinés aux autres services publics dans les villes est cause des augmentations considérables subies. Toutefois, ces effets se sont surtout manifestés sur l'aménagement urbain en contribuant à créer des secteurs résidentiels qui se distinguent les uns des autres par le revenu de leurs résidents. L'expansion de l'industrie dans les régions urbaines et le recours à l'automobile en tant que moyen de transport urbain ont augmenté la pollution et, dans certains cas, rendu le milieu urbain insalubre. Ce ne sont là que quelques-uns des problèmes des régions urbaines et la nôtre n'y échappera pas.

Il faut résoudre tous ces problèmes, et celà n'est certainement pas facile. Il n'en reste pas moins que les gouvernements ont la responsabilité d'élaborer des programmes et des lignes de conduite efficaces pour résoudre les problèmes de l'urbanisation et des agglomérations urbaines. Les lignes de conduite définies par les gouvernements doivent être souples. On n'a qu'a considérer les degrés divers et les différences de temps d'urbanisation au Canada, la diversité des taux d'accroissement de la population urbaine et les différences d'âge de nos villes ainsi que les différences des dépenses engagées dans les régions urbaines du Canada, pour prendre conscience qu'il faut de toute urgence des lignes de conduite souples et bien définies pour répondre aux besoins de nos localités. Les différences observées en Alberta et au Québec sont assez frappantes pour nécessiter des politiques d'aménagement urbain et régional différentes. Nous ne croyons pas **"qu'une politique urbaine nationale"** puisse répondre à ces besoins et nous sommes fermement convaincus que seules des lignes de conduite élaborées à l'échelon local, régional et provincial en consultation avec le fédéral, peuvent résoudre effectivement les problèmes.

Les difficultés qu'éprouvent les gouvernements lorsqu'ils essaient de définir des lignes de conduite, et dont les plus importantes sont l'absence de coordination et de communication entre les niveaux de gouvernement ainsi que les problèmes de disparité fiscale. Le problème de coordination est important dans la mesure où tous les niveaux de gouvernement peuvent **influer** sur l'aménagement urbain Tocal doit être consulté, parce qu'il est évident que son action influe sur l'aménagement. Les problèmes fiscaux auxquels font face les administrations provinciales et municipales constituent, à notre sens, une préoccupation aussi sérieuse que les problèmes de coordination et de communication entre ies gouvernements. Les chiffres témoignent de l'augmentation astronomique des dépenses provinciales et municipales au cours des vingt dernières années.

En dépit de cette augmentation rapide, les chiffres sont toujours au-dessous des besoins de plus en plus pressants de services que doivent financer les autorités provinciales et municipales. Nous estimons par conséquent qu'il est essentiel de redistribuer l'assiette fiscale de façon plus conforme aux responsabilités de chacun des paliers de gouvernement. ▽